

Minutes of Sub Committee Meeting Nr 3

Held on the 9<sup>th</sup> February 2006 at 19.00 hrs. at Brookvale Village Hall, Lower Brook Street.

Present: Simon Buckingham (B&DBC) – Guest speaker  
John Shaw (Local B&DBC councillor)  
Louise Rham (Main Committee Member).  
Tim Goslin (Main Committee Member).  
Pam Mansfield (Main Committee Member, Lottery, Minute Secretary)  
Chris Hall (Main Committee Member, Disability & Mobility Co-ordinator and Sub-committee member)  
  
Simon Brunger (Brookvale Resident)  
Malcolm Macinnes (Sub-committee Chair)  
Ted Blackmore-Squires (Sub-committee secretary)  
Jane Griggs (Sub-committee member)  
Kieth Piggott (Flaxfield Road resident)  
Chris Bailey (Flaxfield Road resident)  
Michael Hutton (Flaxfield Road resident)

Apologies: Were received from Karon Chewter (Main Committee Member, Secretary) and Doris Jones (Local B&DBC councillor) Debs Taylor (Main Committee Member, Co-Chairperson) Ian Bennett (Main Committee Member, Co-Chairperson).

Agenda: An agenda had been prepared as follows:

1. Background
2. Tender process
3. Tender summary
4. Next steps
5. AOB
6. Date of next meeting.

Previous minutes:

The minutes of meeting Nr 2 held on 20<sup>th</sup> Dec05 were attached to the current agenda. The minutes were corrected in that Chris Hall was not present. The chairman signed and dated a copy of the minutes as a true record.

Arising:

A copy of the HCC paper of 7<sup>th</sup> Mar 2002, ref recommendation that there be no pedestrian crossing of Churchill Way at grade, is to be made available to the sub-committee (done by email 28Feb06). Developers will have to pay towards the improvement to transport. The Alencon improvement scheme will be tied in with any Brook House site redevelopment and CWW development. A report is due to be fully issued on transport for the CWW scheme. The CWW scheme was in the Local Plan – the site is likely to be developed.

## **1 Background.**

As the background was fully detailed in the previous minutes no further explanation was necessary.

## **2 Tender process**

Five tenders were asked to re-tender the scheme before the end of January 2006 and these were received on 30Jan06.

After review and consultation a report is to be made ready in draft form w/c 13Feb06 for final presentation to cabinet who will make a decision at the next cabinet meeting on 28<sup>th</sup> March06.

The five tenders were reviewed as summarised in the report LDL report appendix 3 01 previously issued to the Sc by SB. SB proceeded to present the 5 tender schemes numbered 1 to 5 (see attached with added page numbers). Tenderers 1, 2 and 3 were the same firms 1, 2, and 3 as in the December05 tenders.

The responses from those present at the meeting were:

**Note:** Many points were repeated across all the tenders and, for brevity, once recorded here are not repeated in later paragraphs.

**Tender 1:** Fewer units than Dec05, more open space (paid for by the developer but to be maintained by the borough). LEAP means Play area / neighbourhood space. Residents suggested a kick about area near / under the present poplars trees but the poplars trees had been removed however the southern boundary trees were shown. There was a need for the dual carriageway to be fenced and for a buffer/crash zone to be provided throughout the whole length of the development.

May street will not be opened up. Traffic lights with right turns shown, SC expressed (again) their gravest of concerns for this proposal. SC to review traffic report. Residents will have the opportunity to resolve this issue at every stage. There was no "rat run" link to the water works.

Onsite parking was for 280 car parking spaces which complied with the current criteria set by government planning policies. The residents pressed for at least one space per dwelling.

The dwellings were laid out in a regimented way but apparently complied with "urban design criteria". Concerns were expressed for the very high blocks shown at the East (in front of the Victory Hill flats). Residents suggested that homes for the disabled and units for older residents (with little need/use for a car) be placed towards the East, nearer the town centre.

**Tender 2:** Play area / neighbourhood space in good position centrally on North side, poplar trees retained. Improved space provision, increased number of dwellings. Low cost units were very small (1 bed) and leasehold which would mean service charges and landlord problems (poor services issues being experienced at Victory Hill cited, needs to be addressed by house committee system).

Same right turn concerns as Tender 1, pedestrians at grade issues.

Town path and cycleway would be improved.

Some front doors open directly onto public footpath – too close, no privacy, crime issues (safe by design criteria not met).

Poor use of NW of site, concerns for transferred noise and vibrations in cheaply built flats.

**Tender 3:** No change of plan since Dec05. 394 dwellings reduced to 354 basically by taking one or two storeys off the taller blocks. Parking allocation was awaited (expected 10Feb06). The town path and cycleway was to be shown linked to the town, this is a busy route to Winklebury. Access issues

were restated. The poplar trees were gone! SB assured that they would try to retain established trees. All plans to show all retained trees and all landscaping details. SB to provide the SC with a copy of the plan showing the protection areas for trees on the site.

**Tender 4:** We liked the high rise blocks positioned to the rear of the site against the railway embankment, but disliked the regimented layout. Very small park areas, small units appear to be positioned to the East (homes for the disabled and units for older residents?) but the circular object was not understood. Any open space amenity for the BCA had been lost; there was no green lung, no sensory garden.

**Tender 5:** 360 dwellings mainly flats. Meets general design guidance. High blocks on the South side not liked – too dominant and reduce sunlight to dwellings on north side of site. No focal point at the East.

Park provision questioned as large ponds provided (surface water lagoons), danger to youngsters?, but lots of trees were liked. Play area not described. Do not like triangular private play space at East. Courtyards raised issues of maintenance. Access for emergency vehicles was inadequate.

**Conclusions:** It was difficult for SB to give any clear preference but Tender 3 still scores highly. The bids on ECO house standard will be issued soon, submitted schemes must score 4\* and above after the 1<sup>st</sup> April 06. The mix and distribution of the types of dwelling had yet to be established. A meeting was yet to be held with the allotment holders.

SB stated that there were shared responses from all residents and other interested people which he had taken on board.

The main issues of residents were:

- No traffic lights.
- No at grade crossings.
- Adequate emergency access.
- Victory Roundabout linkage / implications.
- Something special for Brookvale.
- Flats for the disabled at ground floor.
- Retention of green way and the poplar trees.
- Infrastructure issues.
- Linking scheme to Victory Hill and Brookvale.
- Public transport.
- Children's access to schools by foot and bicycle.
- No striking details.
- No "gateway" welcome" "nice place to be" feel about any of the schemes.

### **3 Next steps.**

SB will issue a draft report to the management team of the B&DBC on 16Feb06 the report will then be finalised for a decision by Cabinet at the end of March 2006.

The BCA SC would prepare its own short report to cabinet and arrange to meet members of cabinet to express our major concerns.

Cabinet will decide on the sale of the land subject to planning permission on 28<sup>th</sup> March 2006.

**4 Next BCA sub-committee meeting.**

None was arranged at the meeting.

PNN The leader and deputy leader of the Cabinet have asked to meet the Churchill Way West Development Sub-committee on 22 March 2006 this will occur at 19.30hrs in the Village Hall.

**5 AOB.**

The chair thanked Mr Buckingham and all attendees for a useful meeting, Mr Buckingham similarly thanked the BCA for their input. There being no other business, the meeting closed at 22.30 hrs.

Attachments: 5 tender reviews 30Jan06.

Related documents: BCA CWWSC 28Feb06 report to cabinet with enclosures.  
BCA CWWSC Minutes 20<sup>th</sup> Dec05 with enclosures.  
Adopted development framework July 2004 pages 3 to 7 inclusive  
Central area action plan October 2003 page 17  
Victory roundabout redevelopment 1998 – 2005, roads and surface water issues HCC and service provider letters, collected in reports to Environment  
OSCOM minutes 7Mar02 and 10Oct02.  
Manydown and town wide long-term sewage report see [www.savemanydown.org.uk](http://www.savemanydown.org.uk) .  
Previous applications for the site and fundamental findings therefrom.

Distribution:

All present by email.  
BCA website  
All B&DBC councillors by email.

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Minutes approved by                      Signature..... Date.....

Print name.....

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